

**TOWN OF ELSMERE
PLANNING COMMISSION
MEETING MINUTES
JANUARY 4, 2011
6:30 P.M.**

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

Commissioner Lindell – Present
Commissioner Sheldon – Present
Commissioner Anderson – Present
Commissioner Swain – Absent
Commissioner Acton – Absent
Commissioner Russo - Present
Chairman Backer – Present

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

Approval of the Minutes from the November 9, 2010 Planning Commission Meeting

ACTION: A motion was made by Commissioner Lindell to approve the minutes of the November 9, 2010 Planning Commission Meeting. The motion was seconded by Commissioner Russo.

VOTE: All in favor 4-0 Motion Carried

OLD BUSINESS:

None

NEW BUSINESS:

Review of Petition 11-1 Tax Parcel Number 1900-400-060

Mr. Jamie Mikels presented his application to open a Laundromat in the former Annie's Restaurant location. He stated that he has contacted NCC Sewer Department regarding the sewer capacity. When he spoke with them they stated that he would not be able to proceed in their process until he had received approval by the Town of Elsmere. He

stated that they have currently worked out a 10 year lease with 2 five year options at this location. They will have a drop off service where it is wash dry fold.

Mr. Andy Walls who is the equipment distributor stated that their company offers full training and maintenance on the equipment that they sell.

Commissioner Lindell asked what the anticipated business is.

Mr. Mikels stated that with offering the drop off service they expect maybe 7 or 8 customers each hour to come and stay.

Chairman Backer asked if there is any agreement with the Fire Company for additional parking in the rear.

At this time Commissioner Swain joined the meeting.

Mr. Mikels stated that they will be given 1 guaranteed space for handicap in the rear of his store and the remainder of the parking is First Come-First Serve basis at all other times. In addition with the apartment complex's in the Town they anticipate a lot of foot traffic instead of vehicles.

Commissioner Anderson asked if there were any written restrictions from the Fire Department for parking.

Mr. Mikels stated that no there are no restrictions in his agreement, also no guaranteed.

A discussion occurred regarding vending of cleaning materials or point of sale with a cashier.

Chairman Backer asked what their definition of "Eco-Friendly" was.

Mr. Mikels stated that their machines use less electricity and less water and get more laundry cleaned at one time.

Chairman Backer asked if there would be a dry clean service at this location.

Mr. Mikels stated that dry cleaning was not part of this business.

At this time there were multiple conversations occurring at once.

Mr. Mikels stated that the machines will be a card operated machines and no change will be exchanged in the machines, a machine will deposit your money into a secure safe in the office which is a secure room.

Commissioner Anderson asked if any chemicals would be involved with the equipment.

Mr. Mikels stated that the machines only take water, standard detergent and bleach, No harsh chemicals used.

Mayor Deborah Norkavage stated that she is happy to see a new business coming into the Town however she has a concern regarding parking. She believes that Saturdays and Sundays would be the busiest times and the fire hall does rentals on those days and at that point parking could be a big issue.

Mr. Mikels stated that hopefully the drop off service will be popular and he anticipates that they will have maybe 6 customers per hour and hopefully parking will not be an issue.

2nd District Councilman Steven Burg stated that he welcomes the idea of having a new business in that location. He thinks that a lot of the traffic will be drop off and foot traffic due to the number of rentals in the area.

Chairman Backer asked if there had been any correspondence regarding this petition and if the Town had any concerns regarding this application.

Code Enforcement Officer Brian Swift stated that there had been no correspondence regarding the matter and would just like any approval motions to contain a clause that approval is contingent upon approval from the New Castle County Sewer Department.

At this point there were multiple conversations occurring at once and the tape was inaudible

ACTION: A motion was made by Commissioner Russo to approve Petition 11-1 contingent upon approval by the New Castle County Sewer Department to allow a change of use for a Laundromat. The motion was seconded by Commissioner Anderson.

VOTE: All in favor 4-0 Motion Carried

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: A motion was made by Commissioner Swain to adjourn. The motion was seconded by Commissioner Russo.

VOTE: All in favor 4-0 Motion Carried

At this time the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the January 4, 2011 Planning Commission Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

LEON BACKER, CHAIRMAN

CHARLES LINDELL, SECRETARY